

PROPERTY FORECLOSURES IN MARYLAND THIRD QUARTER 2012



MARTIN O'MALLEY
GOVERNOR

ANTHONY G. BROWN
LT. GOVERNOR

RAYMOND A. SKINNER
SECRETARY

CLARENCE J. SNUGGS
DEPUTY SECRETARY

October 2012
Office of Policy, Planning and Research -- Massoud Ahmadi, Ph.D. Director
Maryland Department of Housing and Community Development
100 Community Place
Crownsville, MD 21032
410-514-7170 • 1-800-756-0119
TTY: 1-800-735-2258 • Fax: 410-729-3272
www.dhcd.state.md.us

PROPERTY FORECLOSURE EVENTS IN MARYLAND THIRD QUARTER 2012

TABLE OF CONTENTS

	<u>PAGE</u>
EXECUTIVE SUMMARY	ii
INTRODUCTION	1
NOTICES OF MORTGAGE LOAN DEFAULT	5
NOTICES OF FORECLOSURE SALES	7
LENDER PURCHASES OF FORECLOSED PROPERTIES	9
FORECLOSURE HOT SPOTS	11
SEVERE FORECLOSURE HOT SPOTS	16
VERY HIGH FORECLOSURE HOT SPOTS	18
HIGH FORECLOSURE HOT SPOTS	20

PROPERTY FORECLOSURE EVENTS IN MARYLAND THIRD QUARTER 2012

EXECUTIVE SUMMARY

According to RealtyTrac, property foreclosure filings (or events) in the U.S., including notices of default, notices of foreclosure sales and lender purchases of foreclosed properties, declined by 4.8 percent in the third quarter of 2012 and were down 12.9 percent below last year (Exhibit 1). The U.S. foreclosure rate, defined as the number of foreclosures per 10,000 households, declined from 42.4 in the previous quarter to 40.4 in the current quarter. About half of the judicial states such as Maryland reported year-over-year growth in foreclosure activity, while over 78 percent of the non-judicial states posted an annual decline. The annual decline in the nation's foreclosure activity is due to the large year-over-year declines in non-judicial states' foreclosure events.

Foreclosures in Maryland declined 4.5 percent to 4,153 events in the third quarter, posting the first quarterly decline since the third quarter of last year (Exhibits 1 and 2). Due to the low level of foreclosure activity in the second half of 2011, Maryland foreclosures in the third quarter increased by 27.7 percent over last year, the first year-over-year increase since the second quarter of 2010.

The third quarter decline was partly due to an 8.2 percent drop in foreclosure sales which declined to 1,798 events, after growing during the previous three quarters. On a year-over-year basis, foreclosure sales increased for the third consecutive quarter posting a 68.4 percent annual growth, the highest annual increase since the second quarter of 2010.

Also contributing to the decline in foreclosures was a 14.5 percent drop in lender purchases. Lender purchases, which have been on a declining trend, dropped to 834 properties, the lowest quarterly volume since the fourth quarter of 2011. Lender purchases also declined 5.7 percent below last year, posting the 6th consecutive quarter of year-over-year decline.

However, as anticipated by their increase in July and August, the number of new foreclosure filings, or default notices, grew by 5.0 percent in the third quarter to 1,706 events. The default notices also grew by 31.3 percent over last year.

Maryland's third quarter foreclosure rate declined from 18.3 foreclosures per 10,000 households in the second quarter to 17.5. Maryland's foreclosure rate in the third quarter remained substantially below the national average rate of 40.4. The State's national ranking in foreclosure rate edged up from the 15th lowest in the second quarter to the 16th lowest in the third quarter, the lowest rate in the region excluding the District of Columbia and West Virginia.

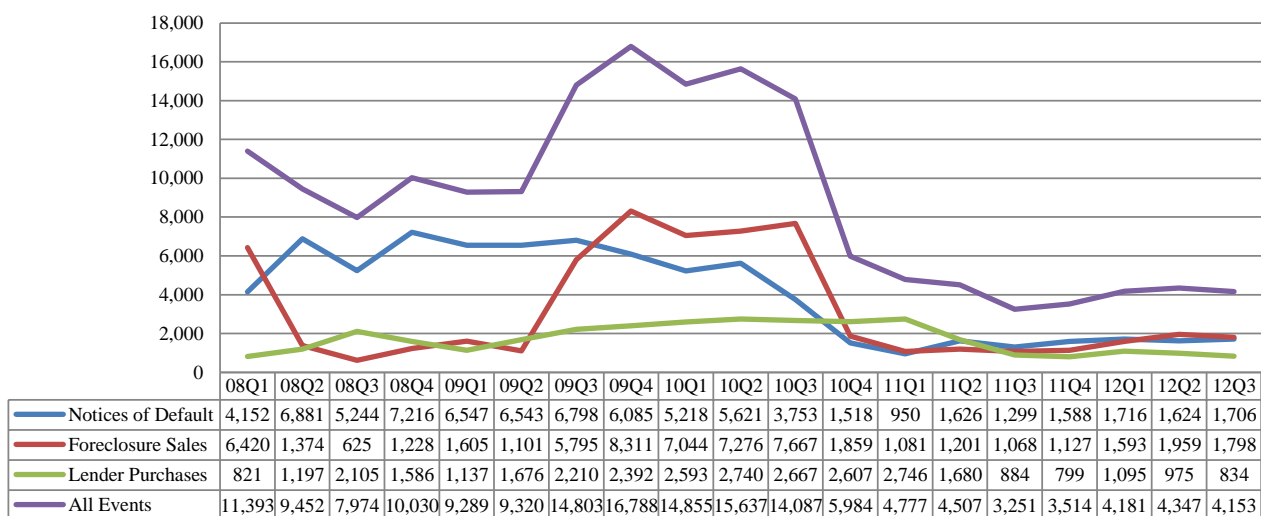
EXHIBIT 1. FORECLOSURES IN MARYLAND AND U.S. THIRD QUARTER 2012

Indicator	Notices of Default	Notices of Sales	Lender Purchases	Properties with Foreclosure Filings*
<i>Maryland</i>				
Number of Events	1,706	1,798	834	4,153
Change (Last Quarter)	5.0%	-8.2%	-14.5%	-4.5%
Change (Last Year)	31.3%	68.4%	-5.7%	27.7%
<i>U.S.</i>				
Number of Events	180,136	226,121	159,603	531,576
Change (Last Quarter)	-5.3%	-6.5%	-0.6%	-4.8%
Change (Last Year)	-8.0%	3.8%	-18.8%	-12.9%

* The sum of the three stages of foreclosure may exceed the number of properties. The last column in this table represent the number of unique property foreclosures, hence multiple counting of the events has been eliminated.

Source: RealtyTrac

EXHIBIT 2. FORECLOSURE ACTIVITY IN MARYLAND 2008 Q1-2012 Q3



Source: RealtyTrac

PROPERTY FORECLOSURE EVENTS IN MARYLAND THIRD QUARTER 2012

INTRODUCTION

RealtyTrac reported a total of 531,576 unique property foreclosure filings (or events) in the U.S., including notices of default, notices of foreclosure sales and lender purchases of foreclosed properties, during the third quarter of 2012, down 4.8 percent below the previous quarter and down 12.9 percent below the third quarter of 2011. The U.S. foreclosure rate, defined as the number of foreclosures per 10,000 households, declined from 42.4 in the previous quarter to 40.4 in the current quarter. About half of the judicial states such as Maryland reported year-over-year growth in foreclosure activity, while over 78 percent of the non-judicial states posted an annual decline. The annual decline in the nation's foreclosure activity is due to the large year-over-year declines in non-judicial states' foreclosure events. RealtyTrac reported the total number of filings in each stage of foreclosure. As a result, the sum of the three stages of foreclosure may exceed the total number of properties. However, to eliminate multiple counting of foreclosure events, total number of foreclosures in this report represents the number of unique properties only.

Property foreclosures in Maryland declined 4.5 percent to 4,153 events in the third quarter, posting the first quarterly decline since the third quarter of last year (Chart 1). However, due to the low level of foreclosure activity in the second half of 2011, foreclosures increased by 27.7 percent over last year, the first year-over-year increase since the second quarter of 2010.

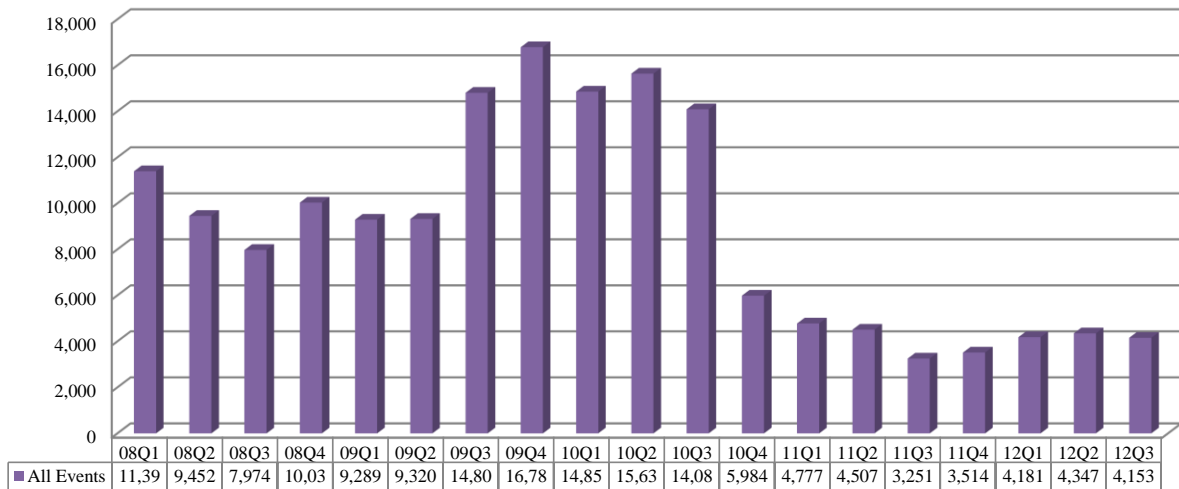
The very low inventory of distressed properties caused foreclosure sales in Maryland to decline 8.2 percent to 1,798 events in the third quarter, after growing during the previous three quarters. On a year-over-year basis, foreclosure sales increased for the third consecutive quarter posting a 68.4 percent annual growth, the highest annual increase since the second quarter of 2010.

Lender purchases of Maryland foreclosed properties dropped by 14.5 percent to 834 properties in the third quarter, the lowest quarterly volume since the fourth quarter of 2011. Lender purchases also declined 5.7 percent below last year, posting the 6th consecutive quarter of year-over-year decline.

However, as anticipated by their increase in July and August, the number of new foreclosure filings, or default notices, grew by 5.0 percent in the third quarter to 1,706 events. The default notices also grew by 31.3 percent over last year.

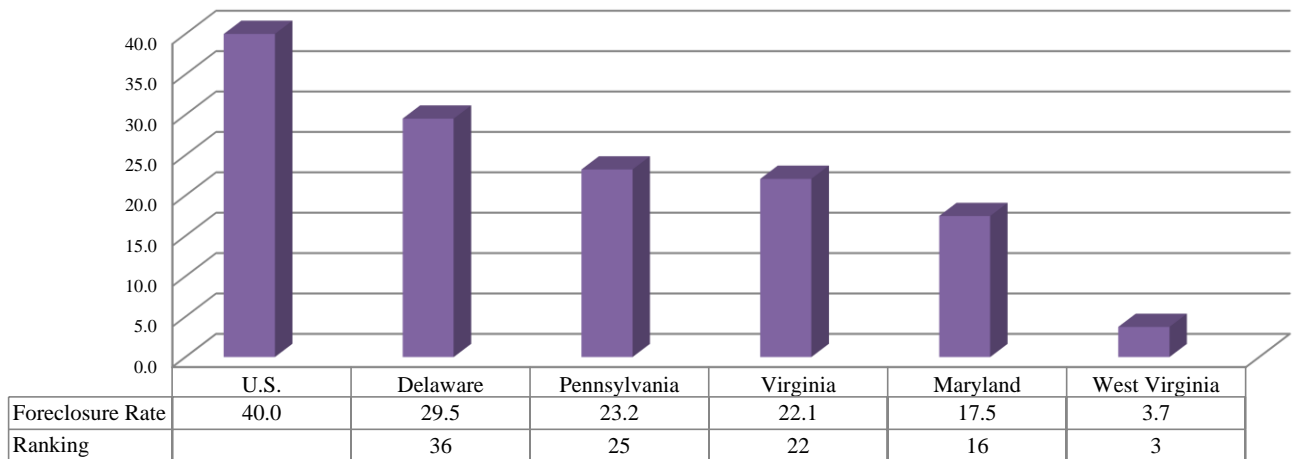
Maryland's third quarter foreclosure rate declined from 18.3 foreclosures per 10,000 households in the second quarter to 17.5. Maryland's foreclosure rate in the third quarter remained substantially below the national average rate of 40.4. The State's national ranking in foreclosure rate edged up from the 15th lowest in the second quarter to the 16th lowest in the third quarter, the lowest rate in the region excluding the District of Columbia and West Virginia (Chart 2).

CHART 1
TOTAL FORECLOSURE ACTIVITY IN MARYLAND



Source: RealtyTrac

CHART 2
FORECLOSURE RATES IN THE REGION
NUMBER OF HOUSING UNITS PER FORECLOSURE
THIRD QUARTER 2012



Source: RealtyTrac

Table 1 shows the distribution of the third quarter foreclosure events in Maryland. Prince George's County with 1,295 foreclosures had the largest share of foreclosures statewide, accounting for 31.2 percent of the total. Foreclosure activity in that county grew by 5.4 percent above the previous quarter and was up 45.1 percent over last year. Baltimore City with 616 foreclosures, or 14.8 percent of the total, had the second highest number of foreclosures in Maryland. The City's foreclosures declined by 11.8 percent below the previous quarter, but were up 21.6 percent above last year. Baltimore County with 512 filings had the third largest number of foreclosures, accounting for 12.3 percent of the total. The County's foreclosures grew by 1.5 percent above the previous quarter and were up 17.3 percent over last year. Other counties with large reported foreclosure events include Montgomery County (470 foreclosures or 11.3 percent of the total), Anne Arundel County (223 foreclosures or 5.4 percent), Frederick County (171 foreclosures or 4.1 percent), Harford County (156 foreclosures or 3.8 percent) and Washington County (111 foreclosures or 2.7 percent). These eight jurisdictions represented 85.6 percent of all foreclosures statewide.

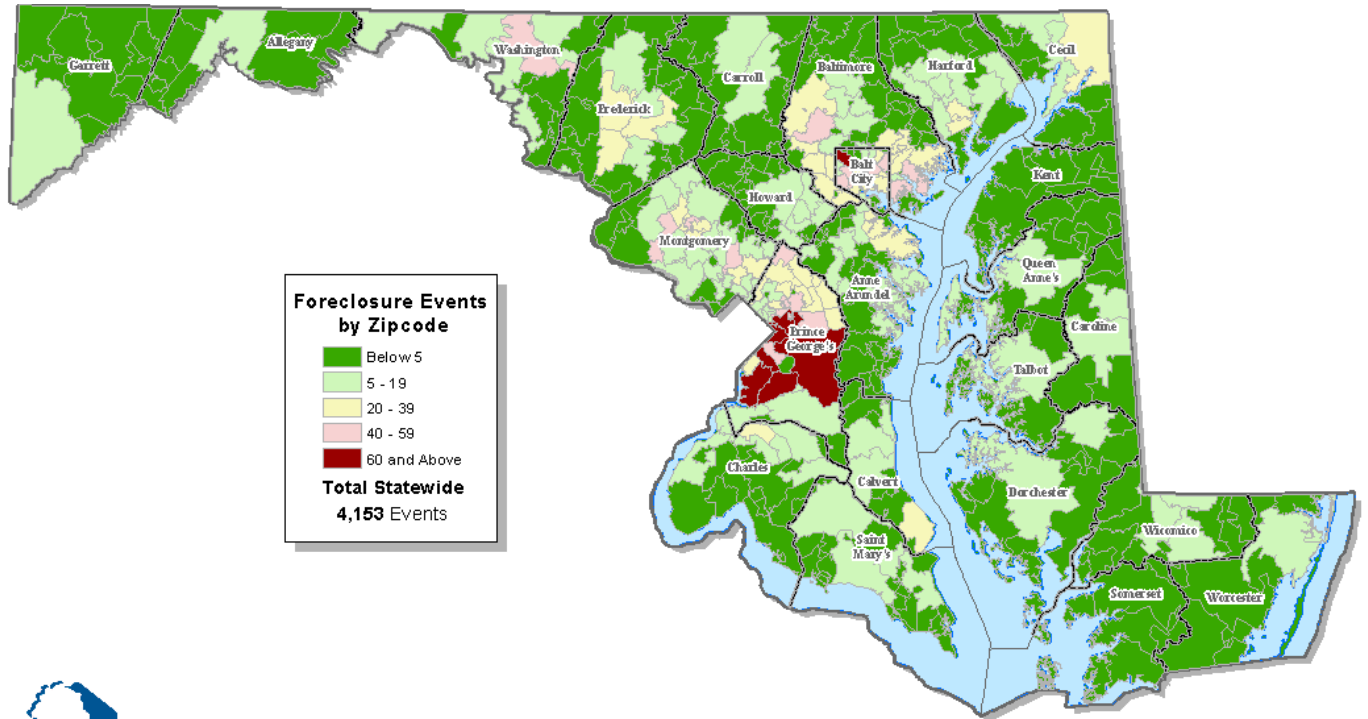
**TABLE 1. PROPERTY FORECLOSURE EVENTS IN MARYLAND JURISDICTIONS
THIRD QUARTER 2012**

Jurisdiction	Notices of Default	Notices of Sales	Lender Purchases (REO)	Total*			
				Number	County Share	% Change from	
						2012 Q2	2011 Q3
Allegany	11	5	2	13	0.3%	-28.2%	-21.7%
Anne Arundel	75	102	56	223	5.4%	-9.4%	-6.8%
Baltimore	127	299	99	512	12.3%	1.5%	17.3%
Baltimore City	151	347	143	616	14.8%	-11.8%	21.6%
Calvert	26	25	16	58	1.4%	-23.9%	73.6%
Caroline	4	10	7	21	0.5%	24.5%	149.0%
Carroll	27	10	16	49	1.2%	-2.2%	-13.8%
Cecil	15	25	7	45	1.1%	7.1%	114.3%
Charles	37	55	23	104	2.5%	-42.8%	-0.3%
Dorchester	6	2	5	13	0.3%	-34.7%	-31.4%
Frederick	109	35	33	171	4.1%	-22.0%	20.9%
Garrett	6	1	3	8	0.2%	13.3%	194.0%
Harford	78	73	25	156	3.8%	-16.7%	47.5%
Howard	53	38	18	101	2.4%	6.7%	-7.7%
Kent	4	5	4	12	0.3%	5.3%	49.6%
Montgomery	261	188	31	470	11.3%	6.4%	34.6%
Prince George's	581	487	264	1,295	31.2%	5.4%	45.1%
Queen Anne's	16	14	5	33	0.8%	60.0%	3.9%
Somerset	3	0	4	7	0.2%	-14.0%	-4.5%
St. Mary's	15	18	9	38	0.9%	-44.6%	-7.1%
Talbot	6	18	2	25	0.6%	25.0%	108.3%
Washington	55	30	37	111	2.7%	1.7%	60.4%
Wicomico	24	1	16	37	0.9%	-12.9%	99.8%
Worcester	16	11	9	34	0.8%	0.2%	69.5%
Maryland	1,706	1,798	834	4,153	100.0%	-4.5%	27.7%

*The sum of the three stages of foreclosure may exceed the total. Total number of foreclosures represents unique properties.

Source: RealtyTrac

DISTRIBUTION OF PROPERTY FORECLOSURE EVENTS IN MARYLAND THIRD QUARTER 2012



Martin O'Malley, Governor
 Anthony G. Brown, Lt. Governor
 Raymond A. Skinner, Secretary
 Clarence J. Snuggs, Deputy Secretary

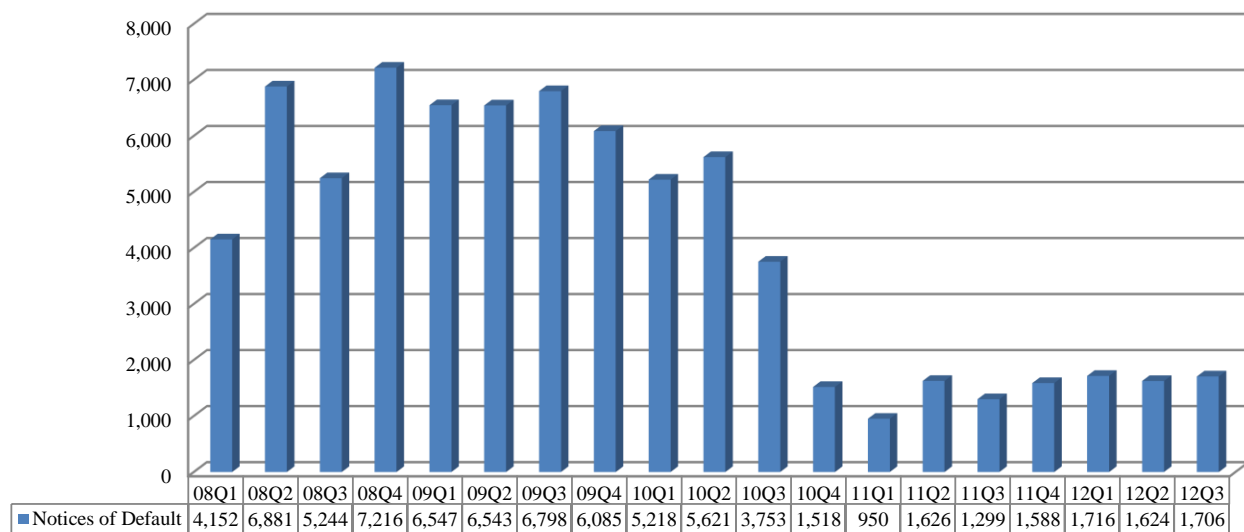
Data Source: RealtyTrac.com

pub. date: 10/1/2012

NOTICES OF MORTGAGE LOAN DEFAULT

Notices of default in Maryland increased by 5.0 percent in the third quarter to 1,706 filings and were up 31.3 percent above last year (Chart 3). Prince George's County accounted for the largest share of defaults – 34.1 percent of all filings statewide or 581 notices (Table 2). The County's default notices declined by 5.2 percent below the previous quarter, but were up 79.8 percent above last year. Montgomery County with 261 default notices (15.3 percent of the total) had the second highest number of defaults in Maryland. Montgomery County's loan defaults increased by 32.3 percent above the previous quarter and were up 60.7 percent over last year. Baltimore City with 151 default notices, or 8.8 percent of the total, had the third highest number of notices. The City's default notices grew by 19.1 percent over the previous quarter, but were down 13.9 percent below last year. Baltimore County with 127 default notices, or 7.4 percent of the total, had the fourth highest number of notices. Frederick County with 109 default notices, or 6.4 percent of the total, had the fifth highest number of notices, followed by Harford County with 78 defaults or 4.6 percent of the total, Anne Arundel County with 75 notices (4.4 percent), Washington County with 55 notices (3.2 percent) and Howard County with 53 defaults or 3.1 percent. Together, these nine jurisdictions represented 87.3 percent of all default notices issued statewide.

CHART 3
NOTICES OF MORTGAGE LOAN DEFAULT ISSUED IN MARYLAND



Source: RealtyTrac

TABLE 2
NOTICES OF MORTGAGE LOAN DEFAULT
ISSUED IN MARYLAND: THIRD QUARTER 2012

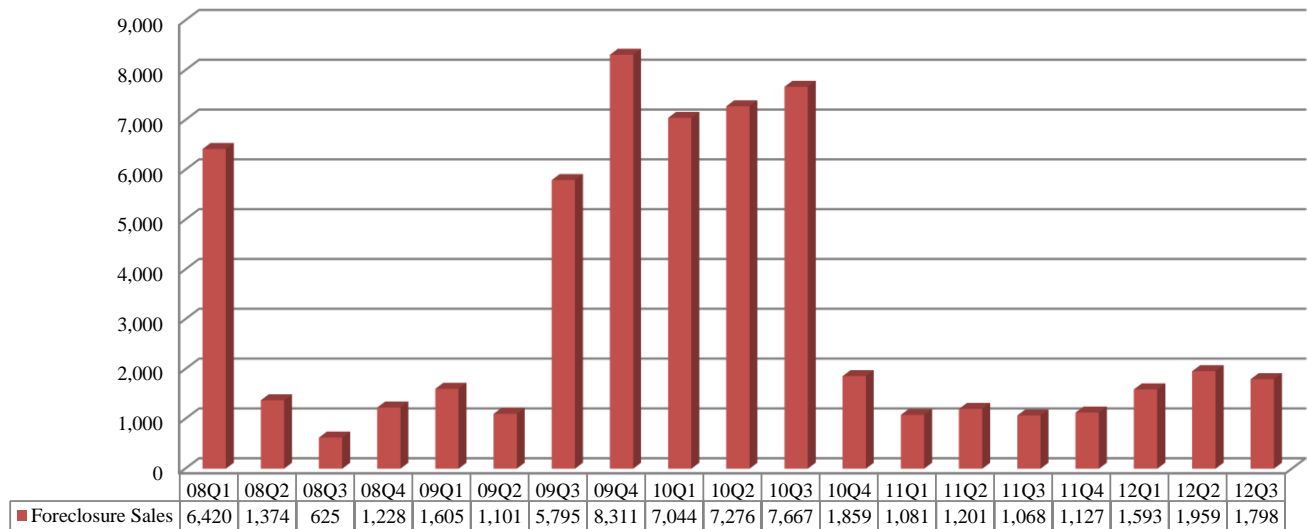
Jurisdiction	2012 Q3		% Change from	
	Number	% of Total	2012 Q2	2011 Q3
Allegany	11	0.6%	39.3%	-7.8%
Anne Arundel	75	4.4%	50.6%	-4.3%
Baltimore	127	7.4%	32.0%	-13.9%
Baltimore City	151	8.8%	19.1%	-13.9%
Calvert	26	1.5%	-23.6%	19.6%
Caroline	4	0.2%	-39.8%	53.8%
Carroll	27	1.6%	2.6%	-14.2%
Cecil	15	0.9%	36.4%	50.0%
Charles	37	2.2%	-42.9%	-7.4%
Dorchester	6	0.4%	-35.1%	-16.8%
Frederick	109	6.4%	-3.8%	44.9%
Garrett	6	0.4%	365.0%	333.3%
Harford	78	4.6%	10.3%	49.2%
Howard	53	3.1%	31.3%	40.3%
Kent	4	0.2%	-14.0%	92.6%
Montgomery	261	15.3%	32.3%	60.7%
Prince George's	581	34.1%	-5.2%	79.8%
Queen Anne's	16	0.9%	186.4%	-43.5%
Somerset	3	0.2%	-55.6%	1252.6%
St. Mary's	15	0.9%	-9.1%	-26.8%
Talbot	6	0.4%	20.0%	20.0%
Washington	55	3.2%	-20.5%	20.9%
Wicomico	24	1.4%	-12.9%	246.2%
Worcester	16	0.9%	-24.2%	31.2%
Maryland	1,706	100.0%	5.0%	31.3%

Source: RealtyTrac

NOTICES OF FORECLOSURE SALES

The very low inventory of distressed properties caused notices of foreclosure sales in Maryland to decline 8.2 percent to 1,798 events in the third quarter, after growing during the previous three quarters (Chart 4). On a year-over-year basis, foreclosure sales increased for the third consecutive quarter posting a 68.4 percent annual growth, the highest annual increase since the second quarter of 2010. Foreclosure sales increased by 13.7 percent in Prince George's County to 487 notices and were up 59.2 percent above last year. Foreclosure sales in that county accounted for 27.1 percent of all foreclosure sales statewide, the largest share among the State's twenty-four jurisdictions (Table 3). Baltimore City with 347 notices, or 19.3 percent of the total, had the second highest number of foreclosure sales in Maryland. The City's foreclosure sales declined by 16.4 percent below the previous quarter, but were up 63.8 percent above last year. Baltimore County with 299 notices, or 16.6 percent of the total, had the third highest number of foreclosure sales. Notices of sales in that county declined by 5.4 percent below the previous quarter, but were up 73.5 percent over last year. Montgomery County with 188 notices, or 10.4 percent of the total, had the fourth highest number of foreclosure sales. Notices of sales in that county declined by 15.2 percent below the previous quarter, but were up 101.8 percent over last year. Anne Arundel County with 102 notices (or 5.7 percent) and Harford County with 73 notices (or 4.0 percent) represented the fifth and the sixth highest recipients of sales notices in Maryland. Together, these six jurisdictions accounted for 83.2 percent of all notices of sales issued statewide.

CHART 4
NOTICES OF FORECLOSURE SALES ISSUED IN MARYLAND



Source: RealtyTrac

TABLE 3
NOTICES OF FORECLOSURE SALES
ISSUED IN MARYLAND: THIRD QUARTER 2012

Jurisdiction	2012 Q3		% Change from	
	Number	% of Total	2012 Q2	2011 Q3
Allegany	5	0.3%	-37.3%	208.0%
Anne Arundel	102	5.7%	-16.9%	30.8%
Baltimore	299	16.6%	-5.4%	73.5%
Baltimore City	347	19.3%	-16.4%	63.8%
Calvert	25	1.4%	-32.3%	612.4%
Caroline	10	0.6%	405.5%	n/a
Carroll	10	0.5%	-42.8%	8.7%
Cecil	25	1.4%	13.6%	400.0%
Charles	55	3.1%	-34.3%	26.5%
Dorchester	2	0.1%	-19.0%	-59.5%
Frederick	35	2.0%	-52.4%	-14.6%
Garrett	1	0.1%	n/a	n/a
Harford	73	4.0%	-26.1%	102.0%
Howard	38	2.1%	14.0%	-4.7%
Kent	5	0.3%	11.5%	n/a
Montgomery	188	10.4%	-15.2%	101.8%
Prince George's	487	27.1%	13.7%	59.2%
Queen Anne's	14	0.8%	76.4%	n/a
Somerset	0	0.0%	n/a	n/a
St. Mary's	18	1.0%	-57.3%	59.6%
Talbot	18	1.0%	200.0%	800.0%
Washington	30	1.6%	161.6%	461.4%
Wicomico	1	0.1%	n/a	0.0%
Worcester	11	0.6%	89.0%	n/a
Maryland	1,798	100.0%	-8.2%	68.4%

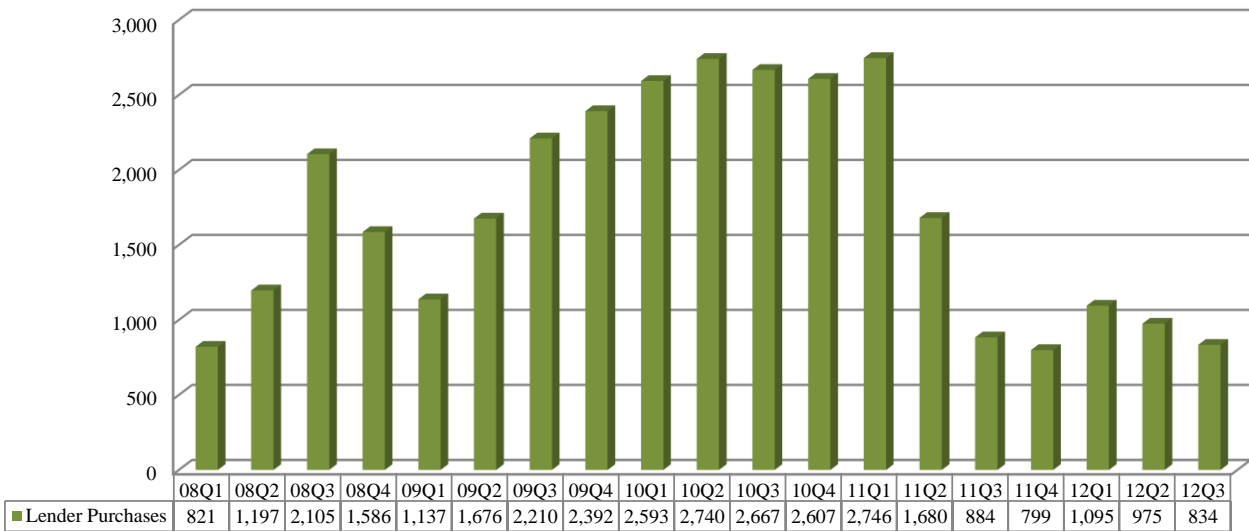
n/a denotes division by zero

Source: RealtyTrac

LENDER PURCHASES OF FORECLOSED PROPERTIES

Lender purchases of Maryland foreclosed properties dropped by 14.5 percent to 834 properties in the third quarter, the lowest quarterly volume since the fourth quarter of 2011 (Chart 5). Lender purchases also declined 5.7 percent below last year, posting the 6th consecutive quarter of year-over-year decline. A total of 264 lender purchases occurred in Prince George's County, representing 31.6 percent of all lender purchases statewide, the largest share (Table 4). The number of lender purchases in the county edged down 0.1 percent compared to the previous quarter but was up 0.3 percent over last year. Baltimore City with 143 lender purchases (17.2 percent of the total) had the second highest concentration in Maryland. Lender purchases in that county declined by 17.4 percent below the previous quarter but were up 19.1 percent over a year ago. Baltimore County with 99 lender purchases (11.9 percent of the total) had the third highest concentration in Maryland. Lender purchases in that county declined by 10.4 percent below the last quarter and were down 15.3 percent below last year. Other jurisdictions that recorded higher lender purchases include Anne Arundel County (56 purchases or 6.7 percent), Washington County (37 purchases or 4.4 percent) and Frederick County (33 purchases or 4.0 percent). Together, these six jurisdictions represented 75.8 percent of all lender purchases statewide.

CHART 5
LENDER PURCHASES OF FORECLOSED PROPERTIES IN MARYLAND



Source: RealtyTrac

TABLE 4
LENDER PURCHASES OF FORECLOSED PROPERTIES
IN MARYLAND: THIRD QUARTER 2012

Jurisdiction	2012 Q3		% Change from	
	Number	% of Total	2012 Q2	2011 Q3
Allegany	2	0.2%	-50.0%	-33.3%
Anne Arundel	56	6.7%	-32.7%	-32.0%
Baltimore	99	11.9%	-10.4%	-15.3%
Baltimore City	143	17.2%	-17.4%	19.1%
Calvert	16	2.0%	50.0%	98.9%
Caroline	7	0.8%	-16.6%	17.3%
Carroll	16	1.9%	36.0%	-6.1%
Cecil	7	0.8%	-22.2%	16.7%
Charles	23	2.7%	-45.5%	13.8%
Dorchester	5	0.6%	-42.8%	0.0%
Frederick	33	4.0%	-32.6%	31.4%
Garrett	3	0.4%	-50.0%	200.0%
Harford	25	3.0%	-23.3%	38.7%
Howard	18	2.2%	-21.5%	-43.1%
Kent	4	0.5%	27.3%	-21.5%
Montgomery	31	3.8%	-32.3%	-66.3%
Prince George's	264	31.6%	-0.1%	0.3%
Queen Anne's	5	0.6%	-44.2%	29.6%
Somerset	4	0.5%	105.6%	-39.8%
St. Mary's	9	1.1%	-23.5%	1.9%
Talbot	2	0.2%	-77.8%	-60.0%
Washington	37	4.4%	11.5%	95.5%
Wicomico	16	1.9%	0.0%	50.6%
Worcester	9	1.1%	0.0%	7.5%
Maryland	834	100.0%	-14.5%	-5.7%

Source: RealtyTrac

FORECLOSURE HOT SPOTS

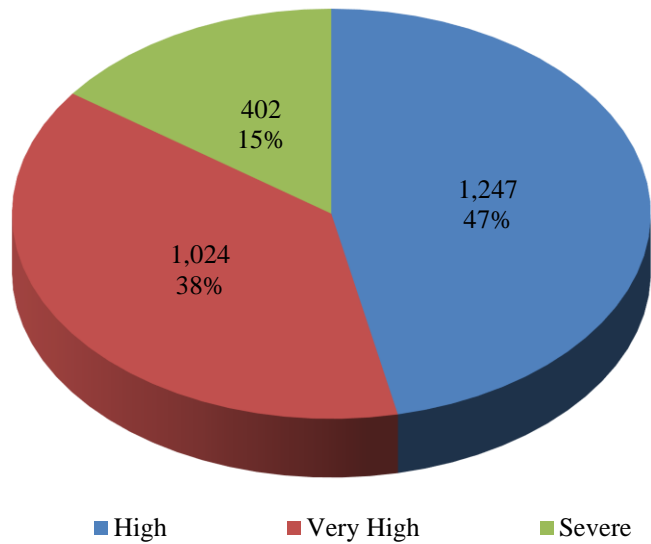
A foreclosure *Hot Spot* is defined as a community that had more than ten foreclosure events in the current quarter and recorded a foreclosure concentration ratio of greater than 100. The concentration ratio, in turn, is measured by a foreclosure index. The index measures the extent to which a community's foreclosure rate exceeds or falls short of the State average foreclosure rate. An index of 100 represents the weighted average foreclosure rate of 360 homeowner households per foreclosure in the third quarter of 2012. For example, the Franklin community of Baltimore City (zip code 21223) recorded a total of 49 foreclosure events in the third quarter, resulting in a foreclosure rate of 90 homeowner households per foreclosure and a corresponding foreclosure index of 400. As a result, the foreclosure concentration in Franklin is 300 percent above the state average index of 100. Overall, a total of 2,673 foreclosure events, accounting for 61.5 percent of all foreclosures in the third quarter, occurred in 73 *Hot Spots* communities across Maryland (Tables 5 and 6). These communities recorded an average foreclosure rate of 194 homeowner households per foreclosure and an average foreclosure index of 177. The *Hot Spots* communities are further grouped into three broad categories: "high," "very high," and "severe."

The "high" foreclosure communities posted foreclosure indices that fall between 100 and 200. Maryland jurisdictions with a "high" foreclosure problem recorded a total of 1,247 foreclosures in 44 communities, accounting for 46.7 percent of foreclosures in all *Hot Spots* and 28.7 percent of all foreclosures statewide (Charts 6 and 7). These jurisdictions recorded an average foreclosure rate of 261 and an average foreclosure index of 132.

The "very high" group includes jurisdictions that posted foreclosure indices of between 200 and 300. Jurisdictions with a "very high" foreclosure problem recorded 1,024 events in 21 communities, representing 38.3 percent of foreclosures across all *Hot Spots* and 23.5 percent of foreclosures statewide. These communities had an average foreclosure rate of 150 and an average foreclosure index of 229.

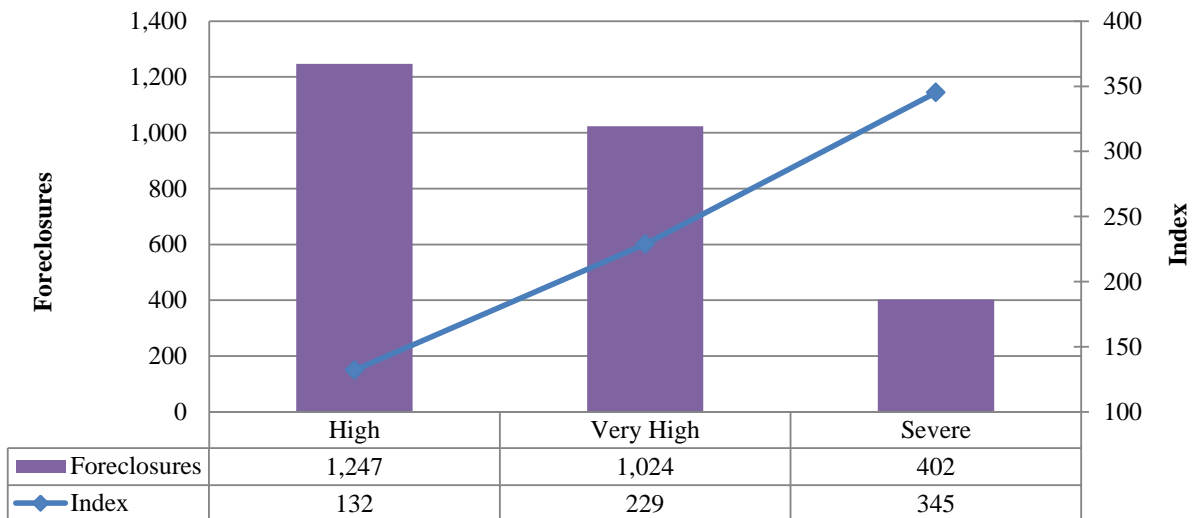
The "severe" group represents communities in which the foreclosure indices exceeded 300. Maryland jurisdictions with a "severe" foreclosure problem reported a total of 402 foreclosures in 8 communities, accounting for 15.0 percent of all foreclosures in *Hot Spots* communities and 9.2 percent of foreclosures statewide. These jurisdictions recorded an average foreclosure rate of 100 and an average foreclosure index of 345.

CHART 6
FORECLOSURE HOT SPOTS IN MARYLAND, THIRD QUARTER 2012



Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

CHART 7
FORECLOSURES AND FORECLOSURE INDEX
IN MARYLAND'S HOT SPOTS COMMUNITIES, THIRD QUARTER 2012



Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

TABLE 5
CHARACTERISTICS OF FORECLOSURE HOT SPOTS IN MARYLAND
THIRD QUARTER 2012

Category	High	Very High	Severe	All Hot Spots Communities
Number of Communities	44	21	8	73
% of <i>Hot Spots</i> Communities	60.3%	28.8%	11.0%	100.0%
% of <i>All</i> Communities	8.5%	4.0%	1.5%	14.1%
Foreclosures	1,247	1,024	402	2,673
% of <i>Hot Spots</i> Communities	46.7%	38.3%	15.0%	100.0%
% of <i>All</i> Communities	28.7%	23.5%	9.2%	61.5%
Average Foreclosure Rate	261	150	100	194
Average Foreclosure Index	132	229	345	177
Number of Households	325,045	153,852	40,060	518,957
% of <i>Hot Spots</i> Communities	62.6%	29.6%	7.7%	100.0%
% of <i>All</i> Communities	21.7%	10.3%	2.7%	34.7%

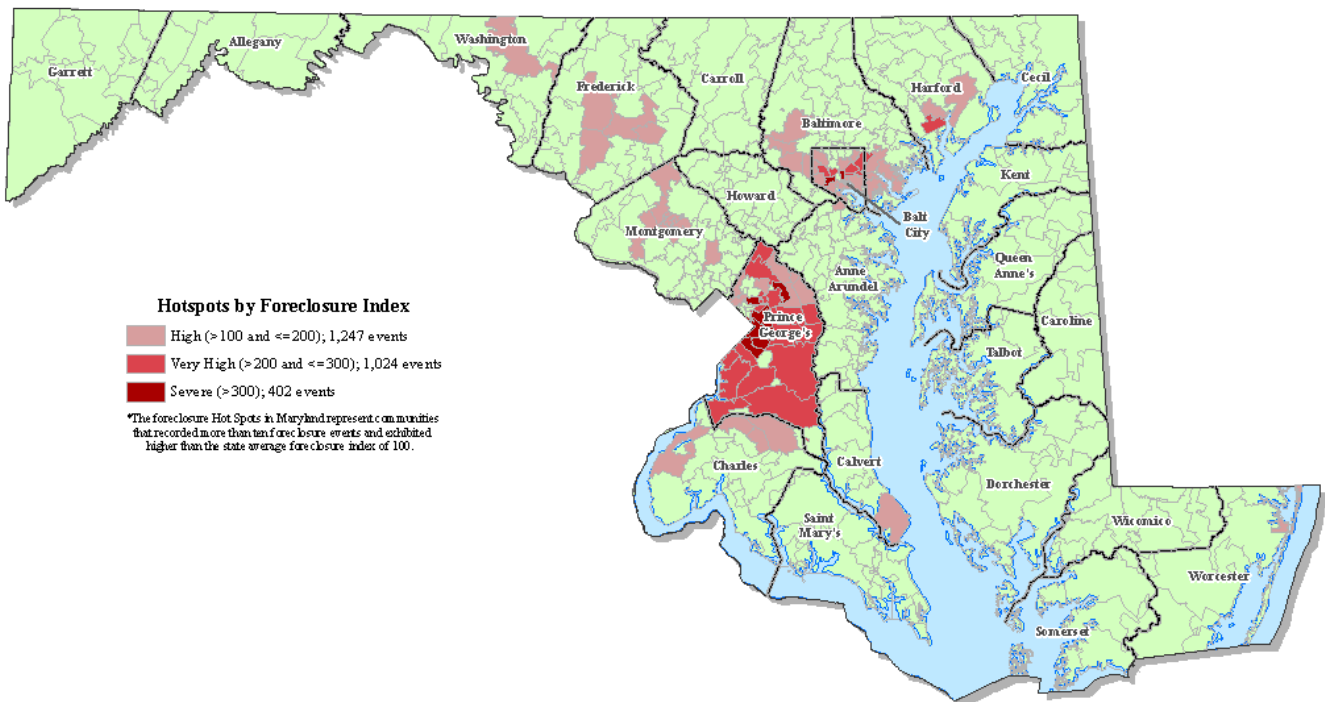
Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

TABLE 6
FORECLOSURE *HOT SPOTS* IN MARYLAND
THIRD QUARTER 2012

Jurisdiction	Number of Zip Codes	Foreclosures		Rate	Index	Number of Households
		Events	Percent			
Severe Foreclosures						
Baltimore City	2	71	17.7%	83	435	5,877
Prince George's	6	331	82.3%	103	349	34,183
Maryland	8	402	100.0%	100	345	40,060
Very High Foreclosures						
Baltimore	1	22	2.2%	176	204	3,956
Baltimore City	5	198	19.3%	158	227	31,283
Harford	1	37	3.6%	170	212	6,285
Prince George's	14	767	74.9%	147	246	112,328
Maryland	21	1,024	100.0%	150	229	153,852
High Foreclosures						
Anne Arundel	1	17	1.4%	238	151	4,160
Baltimore	8	245	19.6%	289	125	70,715
Baltimore City	9	285	22.9%	220	164	62,609
Calvert	1	25	2.0%	240	150	6,006
Charles	4	75	6.0%	282	128	21,048
Frederick	4	106	8.5%	292	123	30,929
Harford	2	48	3.8%	304	119	14,580
Montgomery	7	227	18.2%	276	130	62,658
Prince George's	6	148	11.9%	233	154	34,550
Washington	1	57	4.6%	240	150	13,686
Worcester	1	14	1.1%	293	123	4,104
Maryland	44	1,247	100.0%	261	132	325,045

Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

MAP 2 DISTRIBUTION OF FORECLOSURE *HOT SPOTS* IN MARYLAND THIRD QUARTER 2012



Source: RealtyTrac and DHCD Office of Research

pub. date: 10/1/2012

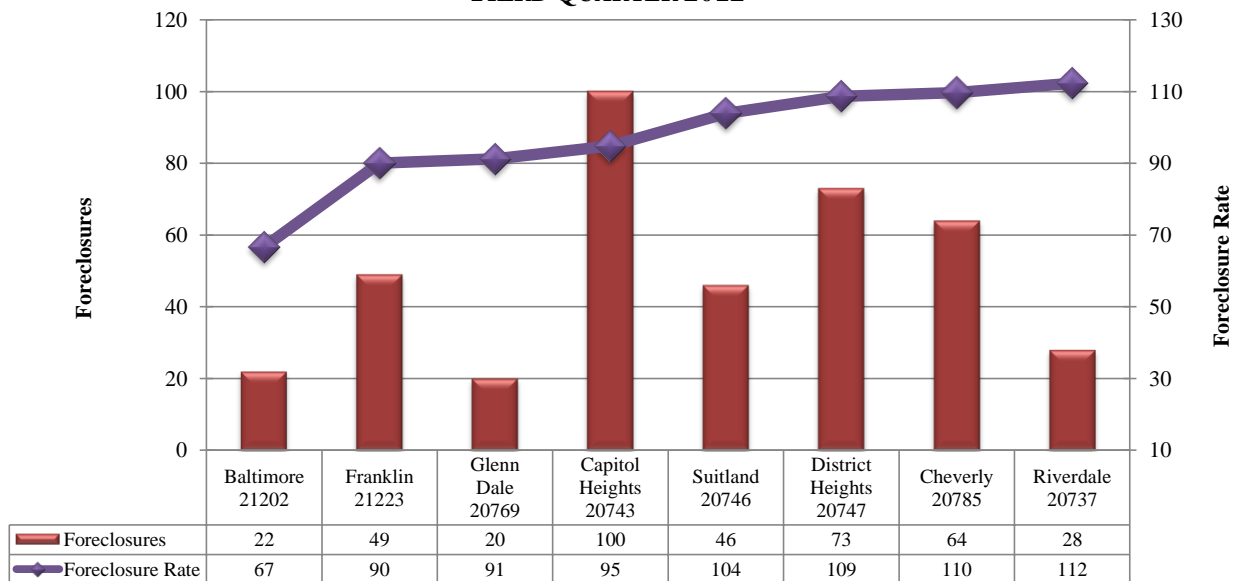
SEVERE FORECLOSURE HOT SPOTS

The “severe” group represents communities in which the foreclosure indices exceeded 300. Maryland jurisdictions with a “severe” foreclosure problem reported a total of 402 foreclosures in 8 communities, accounting for 15.0 percent of all foreclosures in *Hot Spots* communities and 9.2 percent of foreclosures statewide. These jurisdictions recorded an average foreclosure rate of 100 and an average foreclosure index of 345.

Property foreclosures in “severe” foreclosure *Hot Spots* were concentrated in Baltimore City and Prince George’s counties (Table 7). Prince George’s County with 331 foreclosures accounting for 82.3 percent of all foreclosures in this group recorded the highest number of properties in the “severe” foreclosure category. The impacted communities in the county posted a weighted average foreclosure rate of one foreclosure per 103 homeowner households and an average foreclosure index of 349. Baltimore City with 71 foreclosures accounted for the remaining 17.7 percent of foreclosures in this group.

Communities with the highest foreclosure incidence include Franklin and Baltimore in Baltimore City as well as Glen Dale, Capitol Heights, Suitland, District Heights, Cheverly and Riverdale in Prince George’s County (Chart 8 and Table 8). The hardest hit community in Maryland during the third quarter of 2012 was Baltimore (zip code 21202) in Baltimore City. This community recorded a total of 22 foreclosures, resulting in a foreclosure rate of 67 homeowner households per foreclosure and a corresponding foreclosure index of 540. As a result, the foreclosure concentration in this community was 440 percent above the state average.

CHART 8
PROPERTY FORECLOSURES IN TOP 10
“SEVERE” HOT SPOTS JURISDICTIONS
THIRD QUARTER 2012



Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

TABLE 7
SEVERE FORECLOSURE *Hot Spots*
THIRD QUARTER 2012

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Baltimore City	71	17.7%	83	435	5,877
Prince George's	331	82.3%	103	349	34,183
Maryland	402	100.0%	100	345	40,060

Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

TABLE 8
SEVERE FORECLOSURE HOT SPOTS IN MARYLAND
THIRD QUARTER 2012

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Baltimore City	21202	Baltimore	22	67	540
Baltimore City	21223	Franklin	49	90	400
Prince George's	20769	Glenn Dale	20	91	395
Prince George's	20743	Capitol Heights	100	95	380
Prince George's	20746	Suitland	46	104	346
Prince George's	20747	District Heights	73	109	331
Prince George's	20785	Cheverly	64	110	328
Prince George's	20737	Riverdale	28	112	321
All Communities			402	100	345

Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

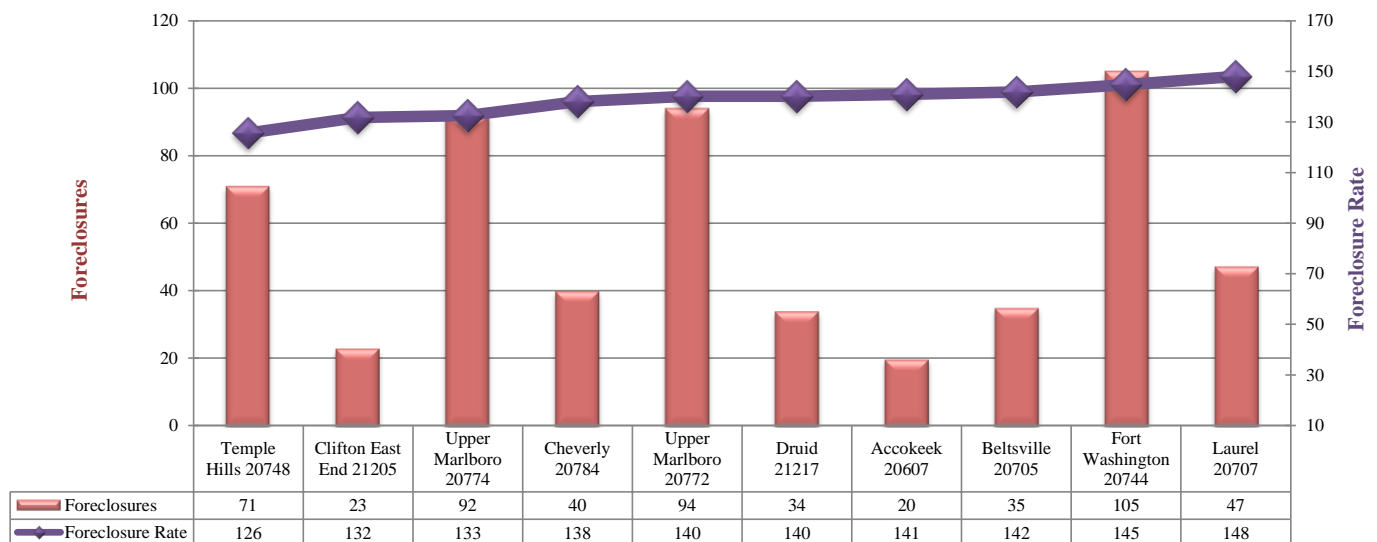
VERY HIGH FORECLOSURE HOT SPOTS

The “very high” group includes jurisdictions that posted foreclosure indices of between 200 and 300. Jurisdictions with a “very high” foreclosure problem recorded 1,024 events in 21 communities, representing 38.3 percent of foreclosures across all *Hot Spots* and 23.5 percent of foreclosures statewide. These communities had an average foreclosure rate of 150 and an average foreclosure index of 229.

Property foreclosures in “very high” foreclosure *Hot Spots* were highly concentrated in Prince George’s County (Table 9). Prince George’s County with 767 foreclosures represented 74.9 percent of all foreclosures in the “very high” foreclosure category. The impacted communities in Prince George’s County posted a weighted average foreclosure rate of one foreclosure per 147 homeowner households and an average foreclosure index of 246.

Top ten communities with the highest foreclosure incidence include Clifton East End and Druid in Baltimore City; and Temple Hills, Upper Marlboro, Cheverly, Accokeek, Beltsville, Fort Washington, and Laurel in Prince George’s County (Chart 9 and Table 10).

CHART 9
PROPERTY FORECLOSURES IN TOP 10
“VERY HIGH” HOT SPOTS JURISDICTIONS
THIRD QUARTER 2012



Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

TABLE 9
VERY HIGH FORECLOSURE *HOT SPOTS*
THIRD QUARTER 2012

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Baltimore	22	2.2%	176	204	3,956
Baltimore City	198	19.3%	158	227	31,283
Harford	37	3.6%	170	212	6,285
Prince George's	767	74.9%	147	246	112,328
Maryland	1,024	100.0%	150	229	153,852

Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

TABLE 10
VERY HIGH FORECLOSURE *HOT SPOTS* IN MARYLAND
THIRD QUARTER 2012

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Baltimore	21206	Raspeburg	22	176	204
Baltimore City	21205	Clifton East End	23	132	273
Baltimore City	21217	Druid	34	140	257
Baltimore City	21216	Walbrook	49	150	240
Baltimore City	21213	Clifton	44	176	205
Baltimore City	21206	Raspeburg	48	176	204
Harford	21040	Edgewood	37	170	212
Prince George's	20748	Temple Hills	71	126	286
Prince George's	20774	Upper Marlboro	92	133	272
Prince George's	20784	Cheverly	40	138	261
Prince George's	20772	Upper Marlboro	94	140	257
Prince George's	20607	Accokeek	20	141	256
Prince George's	20705	Beltsville	35	142	254
Prince George's	20744	Fort Washington	105	145	249
Prince George's	20707	Laurel	47	148	243
Prince George's	20716	Mitchellville	39	155	232
Prince George's	20735	Clinton	69	158	228
Prince George's	20706	Lanham	57	163	221
Prince George's	20721	Mitchellville	50	164	219
Prince George's	20745	Oxon Hill	29	168	214
Prince George's	20613	Brandywine	19	174	207
All Communities			1,024	150	229

Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

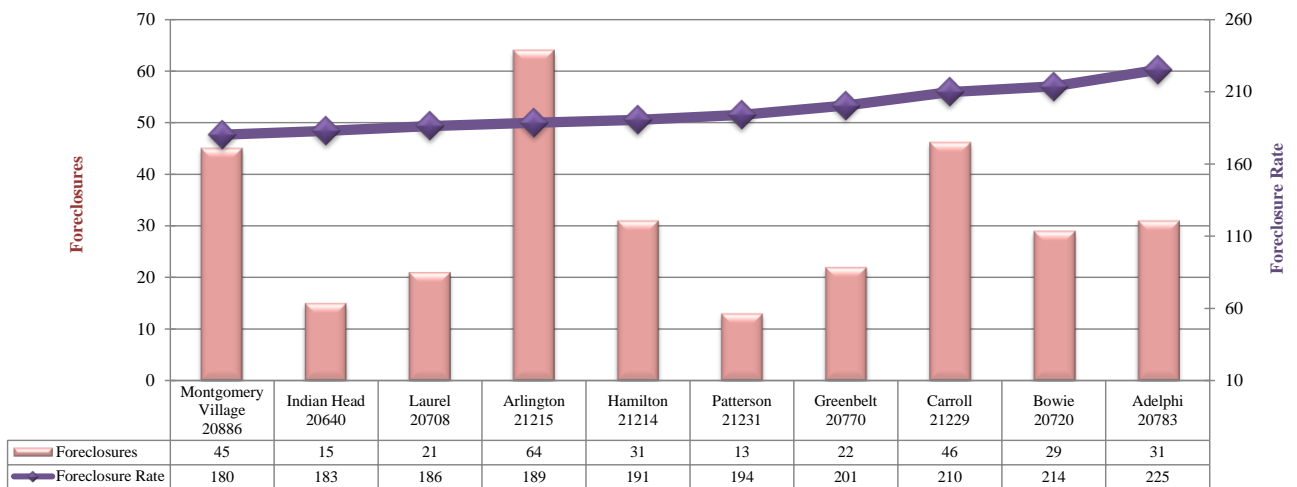
HIGH FORECLOSURE HOT SPOTS

The “high” foreclosure communities posted foreclosure indices that fall between 100 and 200. Maryland jurisdictions with a “high” foreclosure problem recorded a total of 1,247 foreclosures in 44 communities, accounting for 46.7 percent of foreclosures in all *Hot Spots* and 28.7 percent of all foreclosures statewide (Table 11). These jurisdictions recorded an average foreclosure rate of 261 and an average foreclosure index of 132.

Property foreclosures in “high” foreclosure *Hot Spots* were concentrated in 11 jurisdictions including Anne Arundel, Baltimore, Calvert, Charles, Frederick, Harford, Montgomery, Prince George’s, Washington and Worcester counties as well as Baltimore City. Baltimore City communities with 285 foreclosures, or 22.9 percent of all foreclosure events, represented the largest concentration of properties in this category. The City’s communities recorded an average foreclosure rate of 220 homeowner households per foreclosure and an average foreclosure index of 164. Baltimore County communities with 245 foreclosures (19.6 percent of the total) had the second largest number of foreclosures in this group. These communities had an average foreclosure rate of 289 and an average foreclosure index of 125. Montgomery County with a reported 227 foreclosures (18.2 percent of the total) and Prince George’s County communities with a total of 148 foreclosures (or 11.9 percent of the total) represented the third and the fourth largest concentration of “high” foreclosures *Hot Spots*.

Top ten communities with the highest foreclosure incidence in this group include Montgomery Village in Montgomery County; Indian Head in Charles County; Laurel, Greenbelt, Bowie and Adelphi in Prince George’s County; and Arlington, Hamilton, Patterson and Carroll in Baltimore City (Chart 10 and Table 12).

CHART 10
PROPERTY FORECLOSURES IN TOP 10
“HIGH” HOT SPOTS JURISDICTIONS
THIRD QUARTER 2012



Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

TABLE 11
HIGH FORECLOSURE *Hot Spots*
THIRD QUARTER 2012

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Anne Arundel	17	1.4%	238	151	4,160
Baltimore	245	19.6%	289	125	70,715
Baltimore City	285	22.9%	220	164	62,609
Calvert	25	2.0%	240	150	6,006
Charles	75	6.0%	282	128	21,048
Frederick	106	8.5%	292	123	30,929
Harford	48	3.8%	304	119	14,580
Montgomery	227	18.2%	276	130	62,658
Prince George's	148	11.9%	233	154	34,550
Washington	57	4.6%	240	150	13,686
Worcester	14	1.1%	293	123	4,104
Maryland	1,247	100.0%	261	132	325,045

Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

TABLE 12
HIGH FORECLOSURE HOT SPOTS IN MARYLAND
THIRD QUARTER 2012

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Anne Arundel	21225	Brooklyn	17	238	151
Baltimore	21221	Essex	41	244	147
Baltimore	21207	Gwynn Oak	33	254	142
Baltimore	21237	Rosedale	26	265	136
Baltimore	21224	Highlandtown	12	278	130
Baltimore	21117	Owings Mills	41	310	116
Baltimore	21244	Windsor Mill	22	314	115
Baltimore	21133	Randallstown	24	315	114
Baltimore	21222	Dundalk	45	327	110
Baltimore City	21215	Arlington	64	189	191
Baltimore City	21214	Hamilton	31	191	189
Baltimore City	21231	Patterson	13	194	186
Baltimore City	21229	Carroll	46	210	172
Baltimore City	21218	Waverly	39	231	156
Baltimore City	21230	Morrell Park	35	237	152
Baltimore City	21225	Brooklyn	11	238	151
Baltimore City	21207	Gwynn Oak	13	254	142
Baltimore City	21224	Highlandtown	34	278	130
Calvert	20657	Lusby	25	240	150
Charles	20640	Indian Head	15	183	197
Charles	20603	Waldorf	22	297	121
Charles	20601	Waldorf	20	306	118
Charles	20602	Waldorf	18	322	112
Frederick	21702	Frederick	37	253	142
Frederick	21703	Frederick	28	294	123
Frederick	21774	New Market	11	308	117
Frederick	21701	Frederick	30	332	109
Harford	21009	Abingdon	30	287	125
Harford	21001	Aberdeen	18	331	109
Montgomery	20886	Montgomery Village	45	180	200
Montgomery	20874	Darnestown	56	270	133
Montgomery	20877	Montgomery Village	21	273	132
Montgomery	20872	Damascus	13	275	131
Montgomery	20876	Germantown	21	283	127
Montgomery	20906	Aspen Hill	51	334	108
Montgomery	20879	Laytonsville	20	358	101
Prince George's	20708	Laurel	21	186	193
Prince George's	20770	Greenbelt	22	201	180
Prince George's	20720	Bowie	29	214	168
Prince George's	20783	Adelphi	31	225	160
Prince George's	20715	Bowie	31	268	135

TABLE 12
HIGH FORECLOSURE HOT SPOTS IN MARYLAND
THIRD QUARTER 2012

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Prince George's	20782	West Hyattsville	14	339	106
Washington	21740	Hagerstown	57	240	150
Worcester	21842	Ocean City	14	293	123
<i>All Communities</i>			<i>1,247</i>	<i>261</i>	<i>132</i>

Source: RealtyTrac and DHCD, Office of Policy, Planning and Research